

STATE OF NEVADA



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COLORADO RIVER COMMISSION
OF NEVADA

November 29, 2004

**RE: Request for Proposals for Purchase and Development of State Land in
Laughlin, Nevada.**

Dear Prospective Respondent:

The Colorado River Commission of Nevada ("CRC"), an agency of the State of Nevada, is seeking a qualified developer or development team to purchase and develop land located within the former planned "Emerald River" development in the community of Laughlin, Clark County, Nevada. (This area is also referred to in Nevada Revised Statutes as the "Fort Mohave Valley.") The CRC invites you to respond to the accompanying Notice of Request for Proposals for Development. Detailed information and the required application are given below. The deadline for receipt of all proposals is January 7, 2005.

The subject site, consisting of approximately 110.8 acres, is zoned H-1 (hotel/casino), but that zoning also allows for condominiums.

A pre-submittal tour and conference is scheduled on December 13, 2004, as described below, to view the site, give an overview of the RFP, and answer questions.

Please direct all inquiries related to this RFP to George M. Caan, Executive Director, Colorado River Commission of Nevada, 555 East Washington Avenue, Suite 3100, Las Vegas, Nevada 89101-1065 (fax: 702-486-2695; e-mail: <gcaan@crc.nv.gov>).

Sincerely,

A handwritten signature in cursive script, appearing to read "G. M. Caan".

George M. Caan
Executive Director

**THE COLORADO RIVER COMMISSION OF NEVADA
INVITES YOU TO SUBMIT**

**PROPOSALS FOR LAND PURCHASE AND DEVELOPMENT
AT LAUGHLIN, CLARK COUNTY, NEVADA**

Deadline for Submittal of Proposals: **JANUARY 7, 2005**

George M. Caan, Executive Director
Colorado River Commission of Nevada
555 East Washington Avenue, Suite 3100
Las Vegas, Nevada 89101-1065
Phone (702) 486-2670
Fax (702) 486-2695

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EXHIBITS

- A. CLARK COUNTY AREA MAP
- B. LAUGHLIN AREA MAP
- C. CLARK COUNTY ASSESSOR'S PARCEL MAP
- D. AERIAL MAP
- E. NRS 321.480 through 321.536; NAC 321.100 through 321.230

1. PROJECT OVERVIEW

1.1 The Colorado River Commission of Nevada ("CRC" or "Commission") is seeking a qualified respondent who has a demonstrated ability to finance, design, and construct large-scale, multi-faceted development and has substantial experience with multi-use properties. The CRC will entertain a variety of proposals, provided that the uses are acceptable and meet the objectives for the preferred development criteria set forth in Section 3 below. While the CRC's "Emerald River" property is physically located within the former Emerald River Project, it is not currently included in, nor considered to be a part of, any current "Emerald River" master development plan.

1.2 The CRC property is within an area designated by the Nevada Revised Statutes as the "Fort Mohave Valley." Much of Laughlin's current development occurred in the 1980s as the CRC disposed of former federal land to provide for residential, resort, commercial, industrial and recreational development of the area.

2. PROPERTY AND SURROUNDINGS

2.1 Site Description

The CRC's "Emerald River" property (the "Subject Property"), containing approximately 110.80 acres, consists of two undeveloped non-contiguous parcels of raw land remaining after a series of partial acquisitions by the original Emerald River Project which began in the late 1980s, and subsequently failed. The "Waterfront Parcel" comprises approximately 84.71 acres with approximately 1,350 feet of frontage on the Colorado River. The "Upland Parcel" contains approximately 26.09 acres. The two parcels are separated by an approximate 30-foot right-of-way. The Waterfront Parcel has some bluff areas in the eastern portion, but is mostly flat or slightly undulating. The Upland Parcel has no river access, and is mostly on a bluff area.

2.2 Owner: State of Nevada, acting by and through its Colorado River Commission of Nevada

As an agency of the State of Nevada, the activities of the Colorado River Commission of Nevada, including the sale and development of its land, are governed by state statutes and CRC's own regulations. The relevant law can be found in NRS (Nevada Revised Statutes) 321.480 to 321.536, inclusive, and NAC (Nevada Administrative Code) 321.100 to 321.230, inclusive. The area of Clark County, Nevada, containing the Subject Property is referred to in the law as the "Fort Mohave Valley." A copy of these laws is attached as Exhibit E.

2.3 Location

The Subject Property is located just south of Casino Drive (the Upland Parcel is located approximately 60 feet south of Casino Drive) and approximately two miles east of the Needles Highway in the town of Laughlin, Clark County, Nevada 89029.

2.4 Legal Description

2.4.1 "Waterfront Parcel": Being a portion of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of Section 26, Township 32 South, Range 66 East and a Portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 32 South, Range 66 East, M.D.B.&M. APN Nos: 264-26-000-010 and 264-34-501-001.

2.4.2 "Upland Parcel": Being a portion of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of Section 26, Township 32 South, Range 66 East, M.D.B.&M. APN No. 264-26-000-011.

2.5 Zoning: H-1 for hotel/casino development and condominiums. Possibly a "River Overlay" may be sought to allow for other types of residential development.

2.6 Land: Undeveloped

2.7 Improvements: None

2.8 Site Conditions and Development Constraints

Access to the Subject Property is currently limited to the CRC and its invitees, and is not transferable to a new owner, other than the owner of the surrounding property. However, a new owner of the Subject Property may seek to acquire access rights from the owner of the surrounding property, and the Clark County Board of County Commissioners has stated that "the development/build-out of the proposed Emerald River Parkway may require access mitigation with the State of Nevada Colorado River Commission."

2.9 Surroundings

2.9.1 The property immediately surrounding the Subject Property was part of a nearly 275-acre development originally planned in the 1980s to include an 18-hole golf course, a hotel/casino, and 1,200 residential units. The golf course was completed and continues to operate. This golf course surrounds the Upland Parcel almost entirely and the Waterfront Parcel on its north and east sides. The hotel/casino was halted in mid-construction by bankruptcy of the original owner. The current owner of the surrounding properties, Riverside Developments LLC, has plans to continue with an updated Emerald River Project which would include: up to 1,400 residential units, up to 2,000 hotel rooms, up to 100,000 square feet of casino space, a 25-acre retail/commercial site, a 150-slip marina and public launch ramp, and a network of resident cart paths and public river walks.

2.9.2 The town of Laughlin, 90 miles south of Las Vegas, has utilized its river location and proximity to major metropolitan areas of Arizona and California to develop tourism and gaming industries. The twelve existing hotel/casino properties with more than 11,000 rooms attract 5 million visitors annually.

2.9.3 The Subject Property is located south of Laughlin's existing hotel/casino area along a stretch of Casino Drive, the main access to Laughlin for visitors arriving from California by automobile.

3. PREFERRED DEVELOPMENT

A large percentage of Laughlin's work force lives across the Colorado River in Arizona due to a housing shortage on the Nevada side. The CRC encourages the developer to give consideration to the development of condominiums, or, if a "River Overlay" is sought, other forms of residential development on the Subject Property. The Preferred Development may consist of or also include resort facilities.

4. PROJECT APPROVALS

4.1 The proposed development must be consistent with:

4.1.1 the Secretary of the Interior's "Master Plan of Fort Mohave Development Area," recorded in the office of the County Recorder, Clark County, Nevada, on October 26, 1966, as Document No. 606204, as amended, which provides for resort and residential uses on the Subject Property; and

4.1.2 the master plan most recently adopted by the Board of County Commissioners of Clark County, or the proposed development must constitute an revision to the master plan acceptable to the Board. Pursuant to NRS 321.510(2), the Board has concurred in the disposal of the Subject Property for resort and condominium development consistent with the property's H-1 zoning. The developer will be solely responsible for filing all necessary development applications and paying required application fees. The following list outlines regulatory approvals that are likely to be required for the project.

4.2 Planning Approvals

The project will be subject to the applicable Clark County land use review and approval process. The developer will be responsible for performing relevant environmental review, which must be completed before any permits can be issued.

4.3 Building and Other Permits

The Clark County Building Department will review applications and issue building permits, provided that the developer meets all relevant state and local code requirements. The developer will be responsible for obtaining all required building permits as well as any other required federal, state, or local governmental permits.

5. REQUIREMENTS FOR PROPOSAL FOR DEVELOPMENT

5.1 Persons who wish to bid on the land and submit a development proposal for the Subject Property ("Respondent") should first file a Notice of Intent to Bid within 10 days of the receipt of this request for proposals by sending a letter indicating that intent to George M. Caan, Executive Director, Colorado River Commission of Nevada, 555 East Washington Avenue, Suite 3100, Las Vegas Nevada 89101-1065. While this notice is not required, it is strongly encouraged.

5.2 An application is required to submit a proposal for the purchase and development of the Subject Property. Your application consists of the following information, which you must supply to the CRC in writing:

5.2.1 A "Letter of Interest" describing why the Respondent is interested in the Subject Property, the Respondent's overall vision of its proposed project, and why the Respondent believes the project is feasible. The letter should summarize the highlights of the proposal, including key benefits to the Town of Laughlin and its residents. The letter must bear the signature of the person having proper authority to make the proposal for the Respondent.

5.2.2 A statement describing the organization of the Respondent and identifying any principals or officers of the organization.

5.2.3 A statement describing the financial condition, sources of financing and projections of cash flow of the person submitting the proposal.

5.2.4 Financial statements of any officers, principals and major stockholders of the Respondent.

5.2.5 A statement describing the experience of those persons responsible for developing the proposed project.

5.2.6 A summary of the experience of the Respondent in developing and managing similar projects.

5.2.7 The proposed plan for development.

5.2.8 A map of the area showing the proposed development.

5.2.9 The amount offered for the Subject Property. Nevada law requires the CRC to sell its land at no less than its current fair market value. Based on fair market value appraisals completed as of July 25, 2004, the amount offered for the entire Subject Property may not be less than \$13 million. The Upland Parcel and Waterfront Parcels will not be sold separately or in portions, except as may be required for a negotiated phased takedown and development.

5.3 The CRC reserves the right to require any other information the executive director considers appropriate to provide a clear understanding of the proposal, verification of the information contained in the proposal and the application, and evidence of the feasibility of the proposal and the financial capability and integrity of the Respondent.

5.4 The CRC will not consider a proposal if it does not contain the information required. The proposal may, however, contain any other information the Respondent wishes to provide.

5.5 The Respondent must submit 20 copies of its Proposal for Development to the Colorado River Commission of Nevada, 555 East Washington Avenue, Suite 3100, Las Vegas, Nevada 89101-1065, to the attention of George M. Caan, Executive Director.

5.6 The submittal deadline is 5 p.m. on January 7, 2005. Proposals must be received, not postmarked, by the above date and time. Late proposals will not be accepted.

6. SELECTION PROCESS

In accordance with NAC 321.230, the procedure for consideration of the proposals for development is as follows:

6.1 During the bidding period, any additional information the Commission may wish to offer, for example, clarifications made to inquiring Respondents, will be posted on the CRC's website at <http://www.crc.nv.gov>.

6.2 The executive director will forward a copy of each properly submitted proposal within 10 days after receiving it to the CRC's Land Management Subcommittee, the Board of County Commissioners of Clark County and to the Laughlin Town Manager, with sufficient additional copies to allow for distribution to members of the Laughlin Town Advisory Board. Under NRS 321.510, the Board of County Commissioners of Clark County must concur that a proposed development or disposal of the Subject Property is consistent with a master plan adopted by the board, or constitutes an acceptable revision to the master plan, and is consistent with the plans and projects of any special district whose territory contains the Subject Property. The Laughlin Town Manager acts in a staff role to the Board of County Commissioners and the Laughlin

Town Advisory Board acts in an advisory role to the Board of County Commissioners.

6.3 The executive director may arrange for an oral presentation by each Respondent before the CRC's Land Management Subcommittee and, at her request, before the Laughlin Town Manager and the Laughlin Town Advisory Board.

6.4 Within 15 days after a proposal is forwarded, the executive director will submit a copy of the proposal to each CRC Commissioner and, as soon as practicable as directed by the chairman of the Commission, arrange for an oral presentation before the Commission by the Respondent.

6.5 Immediately following the submittal deadline, the CRC staff and the Land Management Subcommittee will conduct an initial review and evaluation of all proposals and may create a "short list" of recommended proposals. One or more Respondents may be selected for interview by the CRC staff. Review and evaluation of all proposals by the CRC will follow. This process is planned to be accomplished on an expedited basis. The CRC reserves the right to reject any or all proposals at any time during this process.

6.6 For each properly submitted proposal, the CRC will do one of the following as more fully explained below:

6.6.1 Reject the proposal.

6.6.2 Select the proposal for further consideration.

6.6.3 Accept the proposal pursuant to any terms and conditions the Commission considers appropriate.

6.7 The CRC reserves the right to make further inquiry into any facts on the proposal and to reject any and all proposals.

6.8 The CRC expects to select a Respondent that has the demonstrated ability to deliver a development project that meets the "preferred development" criteria. Among the criteria to be considered will be the quality of the proposal or development concept, the appropriateness of the proposed use relative to the surrounding area, the Respondent's experience, its financial capacity to carry out the project, and its ability and willingness to commence the project within six months after acquiring the Subject Property.

6.9 If a developer is selected and if authorized by the CRC, the CRC will enter into an Exclusive Negotiating Agreement ("ENA") with the selected developer and will negotiate final price and other terms and conditions of the land sale and development. During the term of the ENA, the CRC will not negotiate with other prospective developers.

6.10 The selection of a proposal for further consideration or the entry into an ENA does NOT confer any property right, title or interest in the Respondent. The fee simple

title to the Subject Property held by the State of Nevada, acting by and through its Colorado River Commission of Nevada, from a patent of the United States, will be conveyed by a grant, bargain and sale deed under Nevada law.

6.11 The CRC anticipates up to a 90-day period to complete a land purchase and development agreement with the selected developer. If the negotiations do not result in a signed development agreement, the CRC reserves the right to enter into exclusive negotiations with other Respondents, or reject all proposals.

7. SCHEDULE

The schedule for selection is as follows:

Issuance of Solicitation Notice; posting of RFP on CRC website	November 29, 2004
Pre-submittal site tour and conference	December 13, 2004
Submittal of proposals deadline.....	January 7, 2005
Inquiries and interviews by CRC Staff	January 18, 2005
Anticipated CRC action to select a proposal and approve an ENA	February 8, 2005
Anticipated CRC action to approve a development agreement	March 8, 2005

8. TOUR AND CONFERENCE

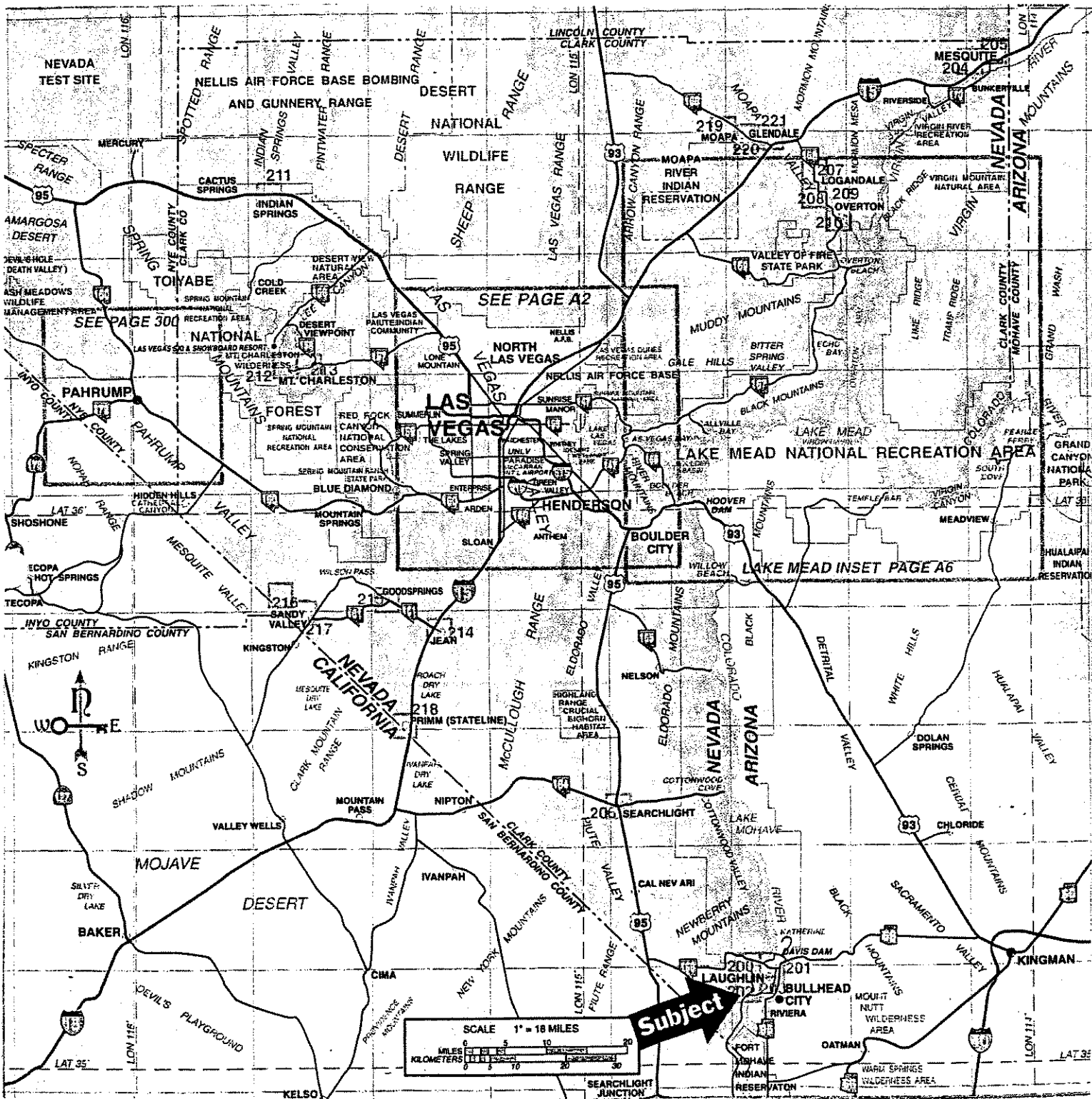
A pre-submittal tour of the site will be held at 11 a.m. on December 13, 2004. The tour will be followed by a pre-submittal conference commencing at 1:30p.m. in the Regional Government Center, Town Hall, at 101 Civic Way, Laughlin, Nevada 89029. The tour and meeting will provide prospective respondents with an overview of the preferred development and an opportunity to become familiar with the physical condition of the site and surroundings. The CRC will have its representative available at this meeting to answer questions. Questions may be answered at the meeting or in writing. All written responses will be posted on the CRC website. Please RSVP the CRC executive director as soon as possible but no later than December 8, 2004, if you plan to attend the pre-submittal tour and conference.

9. FOR MORE INFORMATION

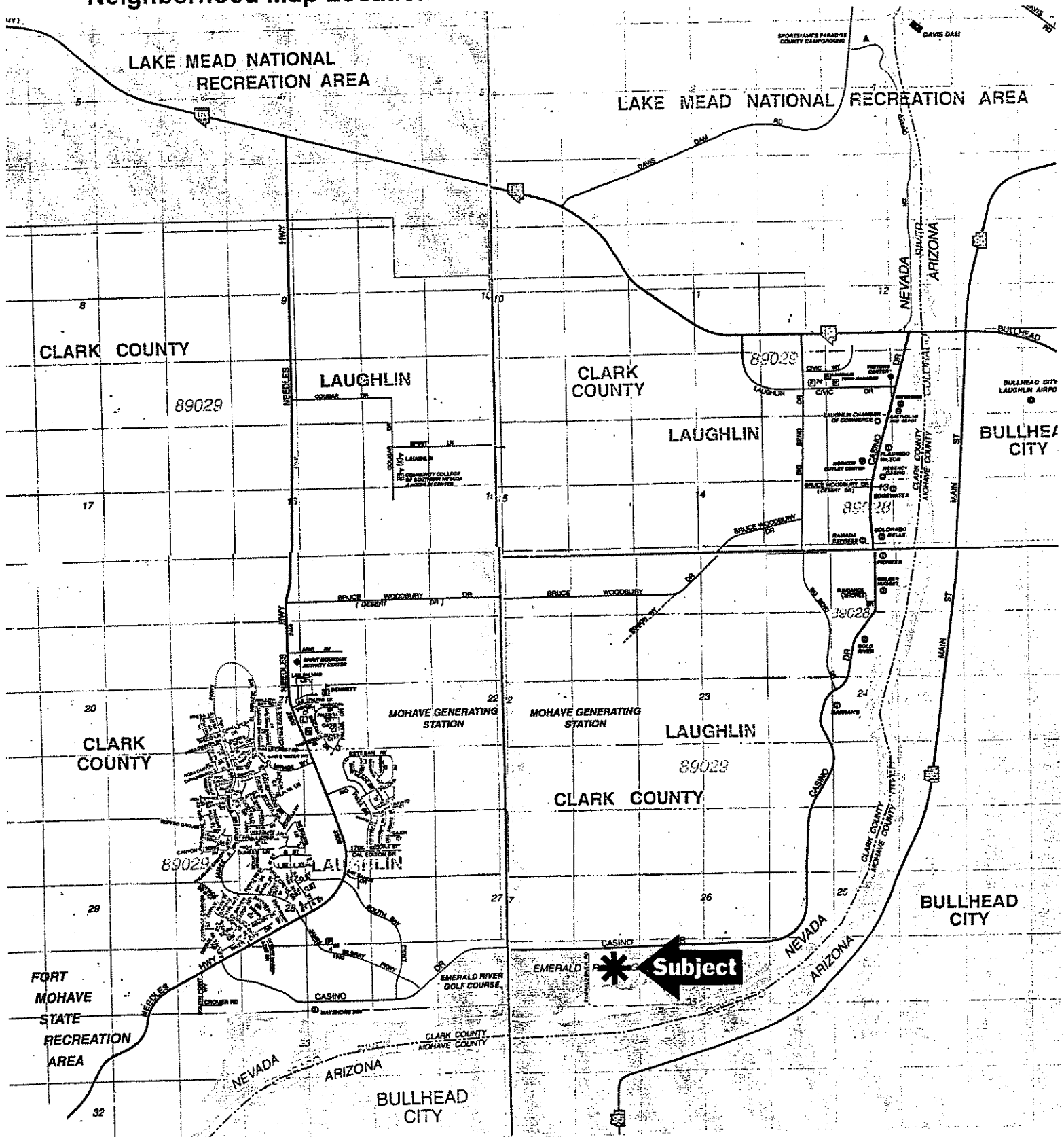
9.1 All inquiries related to this request for proposals must be directed in writing to George M. Caan, Executive Director, Colorado River Commission of Nevada, 555 East Washington Avenue, Suite 3100, Las Vegas, Nevada 89101-1065; Fax: 702-486-2695; or E-mail: gcaan@crc.nv.gov.

9.2 Copies of CRC's written responses to inquiries will be posted on the CRC website.

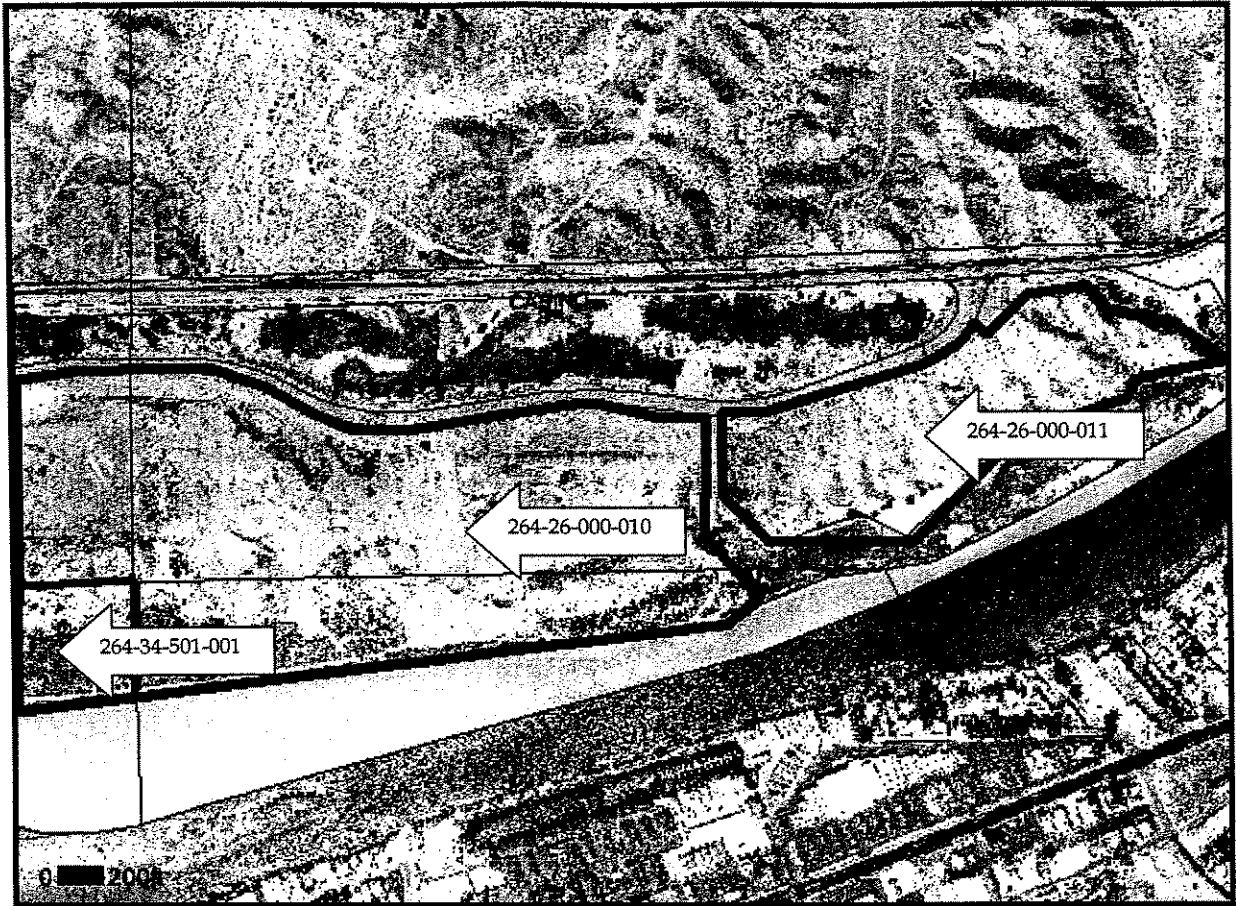
Clark County Area Map



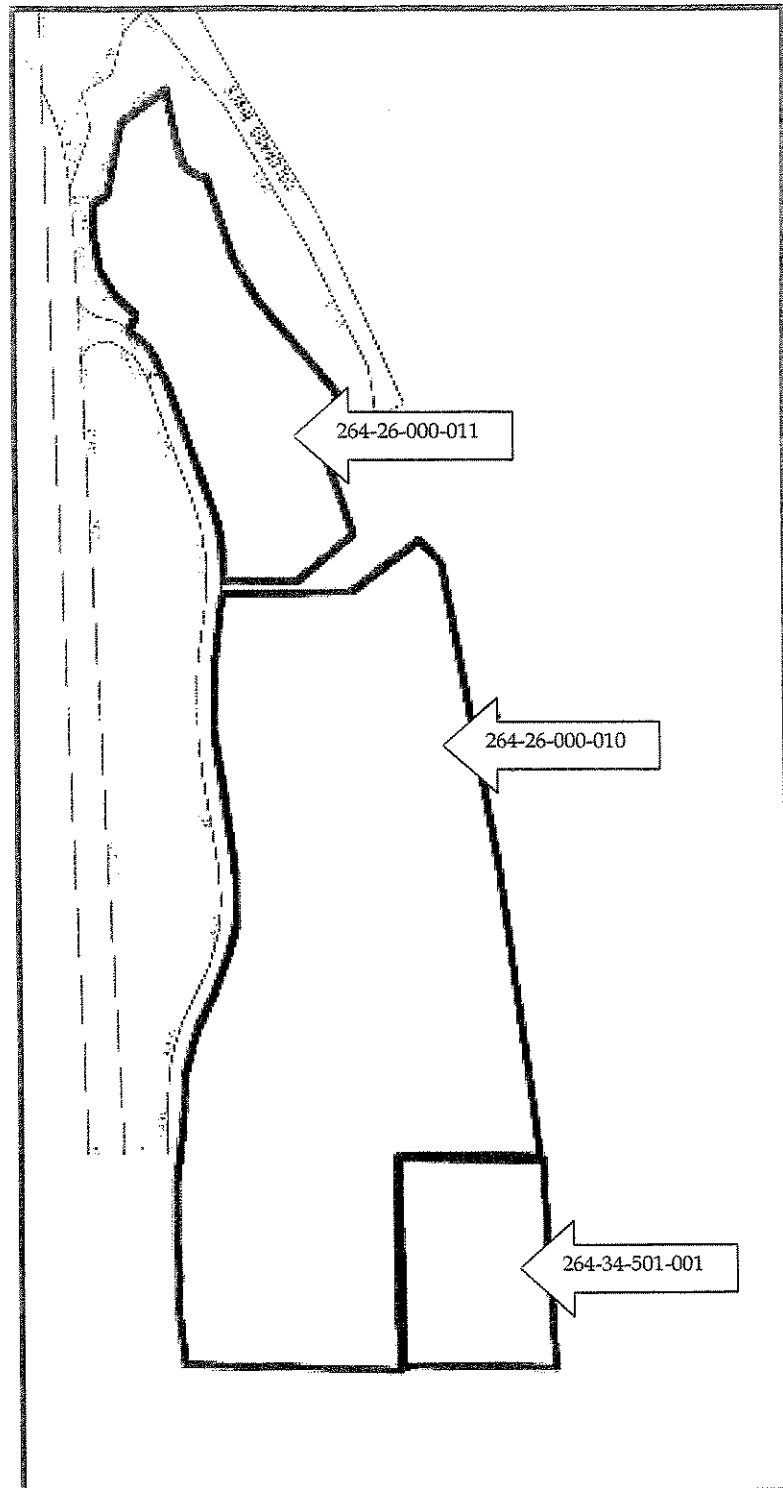
Neighborhood Map Location



AERIAL MAP



CLARK COUNTY ASSESSOR'S PARCEL MAP



FORT MOHAVE VALLEY DEVELOPMENT LAW

ADMINISTRATIVE REGULATIONS.

Development in Fort Mohave Valley, NAC
321.100-321.230

NRS 321.480 Short title. NRS 321.480 to 321.536, inclusive, may be cited as the Fort Mohave Valley Development Law.
(Added to NRS by 1959, 560; A 1973, 1601)

NRS 321.490 Definitions.

1. As used in NRS 321.480 to 321.536, inclusive, unless the context otherwise requires:

(a) "Commission" means the Colorado River Commission of Nevada.

(b) "Development" and "develop" include the:

(1) Preparation of a proposal, plans for a subdivision, plans for a zoning district or zoning regulations, or any other acts in conformance with chapters 278 and 278A of NRS and any local master plans, regulations and ordinances governing the improvement or use of land or the location and construction of structures;

(2) Planning, design, construction or any other act necessary to acquire, extend, alter, reconstruct, repair or make other improvements to a project; and

(3) Solicitation, consideration and approval of proposals for the use of land, in the Fort Mohave Valley.

2. As used in this section, "project" means any structure, facility, undertaking or system which a county, city, town, general improvement district or special district is authorized to acquire, improve, equip, maintain or operate, including all kinds of personal and real property, improvements and fixtures thereon, property of any nature appurtenant thereto or used in connection therewith and every estate, interest and right therein, legal or equitable, including terms for years, or any combination thereof.

(Added to NRS by 1959, 560; A 1973, 1601; 1977, 1125; 1981, 1445; 1983, 1520; 1987, 2314; 2001, 2443)

NRS 321.500 Acquisition of certain lands by State authorized.

1. The Commission may, on behalf of the State of Nevada, purchase or otherwise acquire from the Federal Government all or any portion of the lands described in subsection 2, at intervals during any period when a purchase or acquisition may be made as provided by the Congress of the United States, including any extension of time granted by the Secretary of the Interior, or otherwise.

2. The lands referred to in subsection 1 are described as follows:

(a) Parcel 1. All of sections 1, 12 and 13; fractional sections 24 and 25, T. 33 S., R. 65 E.

(b) Parcel 2. All of sections 6, 7 and 8; fractional sections 4, 5, 9, 10 and 15, all of section 16, fractional section 17, all of section 18, fractional sections 19, 20, 21, 30 and 31, T. 33 S., R. 66 E.

(c) Parcel 3. All of sections 9, 10, 11, 14, 15 and 16, east 1/2 section 20, all of sections 21, 22, 23, fractional sections 24, 25 and 26, all of sections 27 and 28, east 1/2 section 29, southeast 1/4 section 31, fractional sections 32, 33, 34 and 35, T. 32 S., R. 66 E.

(d) Parcel 4. Fractional sections 4 and 5, T. 34 S., R. 66 E., and any other surveyed land or any unsurveyed land lying between the lands described in parcels 2, 3 and 4 and the Arizona-Nevada state line.

↪ All references to township and range in this subsection refer to Mount Diablo base and meridian.

(Added to NRS by 1959, 560; A 1960, 158; 1973, 1601; 1981, 1445; 1997, 1609, 2981; 1999, 468)

NRS 321.510 Powers and duties of Commission: Development, disposal, sale or relinquishment of land.

1. The Commission shall undertake such engineering, planning and developmental studies, and such other action as may be necessary for the development of the Fort Mohave Valley.

2. The Commission shall not solicit plans for development or dispose of lands described in NRS 321.500 and 321.534 unless it has first obtained the concurrence of the governing body whose territory contains the land described for development or disposal that the proposed development or disposal:

(a) Is consistent with a master plan adopted by the governing body pursuant to chapter 278 of NRS; or

(b) Constitutes an acceptable revision to the master plan,

↪ and is consistent with the plans and projects of any special district whose territory contains the land described for development or disposal.

3. Any such proposal for the development or disposal of land must comply with applicable local regulations and ordinances governing the development of land, the location and construction of structures or the regulation of projects.

4. The Commission may adopt regulations governing procedures for the disposal of the lands described in NRS 321.500 and 321.534 and may develop, dispose of and approve requests for the development or disposal of those lands only if in accordance with a master plan that has been adopted by the governing body whose territory contains the land described for development or disposal.

5. The Commission, acting for and on behalf of the State of Nevada, may relinquish all rights, powers and privileges the State has to purchase any portion, part or parcel of the lands described in NRS 321.500. Any such relinquishment must be made by written instrument, approved by the Attorney General, and forwarded to the Secretary of the Interior.

(Added to NRS by 1959, 561; A 1960, 159; 1965, 1278; 1973, 1601; 1981, 1446; 1983, 1521; 1987, 2315)

NRS 321.520 Fort Mohave Valley Development Account: Creation; crediting of interest and income; claims.

1. For the use of the Commission in carrying out the provisions of NRS 321.480 to 321.536, inclusive, the Fort Mohave Valley Development Account is hereby created in the State Treasury.

2. The interest and income earned on the money in the Fort Mohave Valley Development Account, after deducting any applicable charges, must be credited to the Account.

3. Money in the Fort Mohave Valley Development Account must be paid out on claims against the Account as other claims against the State are paid, after the claims have been approved by the Commission pursuant to subsection 3 of NRS 321.536.

(Added to NRS by 1959, 561; A 1973, 1602; 1981, 1446; 1983, 388, 1584; 1987, 2316; 1991, 1762)

NRS 321.530 Fort Mohave Valley Development Account: Deposits; reimbursement of State General Fund.

1. Any money received by the Commission in connection with the development or disposition of any land described in NRS 321.500 must be deposited in the State Treasury to the credit of the Fort Mohave Valley Development Account.

2. The State Controller and the State Treasurer shall calculate and retain an amount of money from that deposit equal to the necessary expenses incurred in the acquisition of any land described in NRS 321.500 and shall transfer the remaining amount to the State General Fund until the transfers have resulted in complete reimbursement to the State General Fund for all money appropriated from the State General Fund to the Fort Mohave Valley Development Account.

(Added to NRS by 1959, 561; A 1973, 1602; 1981, 1446; 1987, 2316; 1991, 1762)

NRS 321.534 Commission as agent for development and disposal of certain state lands. The Commission may act as the agent of the State of Nevada in the development and disposal of state lands in the Fort Mohave Valley described as being all those lands in T. 32 S., R. 66 E., M.D.B. & M., lying between the meander line of the General Land Office dependent resurvey of 1947 and the right bank of the channel of the Colorado River and all those lands in T. 33 S., R. 66 E., M.D.B. & M. and T. 34 S., R. 66 E., M.D.B. & M., lying between the meander line of the General Land Office survey of 1932 and the right bank of the channel of the Colorado River.

(Added to NRS by 1961, 469; A 1973, 1602; 1981, 1446)

NRS 321.536 Fort Mohave Valley Development Account: Use of money; deposit of receipts.

1. The Commission may use money in the Fort Mohave Valley Development Account to purchase or otherwise acquire lands described in NRS 321.500 and 321.534 in an amount not to exceed \$3,200,000.

2. After the allocation of money pursuant to subsection 1, the Commission may use money in the Fort Mohave Development Account to administer the provisions of NRS 321.480 to 321.536, inclusive, and any other expenditures authorized by law.

3. After the allocation of money pursuant to subsections 1 and 2, the Commission, with the concurrence of the Board of County Commissioners of Clark County, shall, pursuant to NRS 353.150 to 353.246, inclusive, prepare and submit a program for the use of the remaining money available in the Fort Mohave Valley Development Account to develop state and local capital improvements. The program may include the planning, design and construction of those improvements which develop the land in the Fort Mohave Valley or in the service area of any general improvement district, special district, town or city which contains all or a part of the land in the Fort Mohave Valley, or both. If the program is approved, the Commission shall approve proper claims against the Account made in conformance with the program in a manner which ensures that any claims concerning a particular capital improvement are approved and paid before any claims concerning another capital improvement are approved and paid.

4. After disposition of the money in the Fort Mohave Valley Development Account pursuant to subsections 1, 2 and 3, the Commission may use any remaining money to:

(a) Develop and dispose of any land described in NRS 321.534 acquired by the Commission;

(b) Purchase or otherwise acquire, develop and dispose of any other land which the Commission is authorized to purchase, acquire, develop or dispose of; and

(c) Perform any other acts authorized by the Legislative Commission.

5. Any money:

(a) Received from the development or disposition of the land described in NRS 321.534; or

(b) Received from the development or disposition of any other land which the Commission acquires using money from the Fort Mohave Valley Development Account pursuant to paragraph (b) of subsection 4,

— must be deposited in the Fort Mohave Valley Development Account.

(Added to NRS by 1961, 470; A 1967, 1056; 1973, 1603; 1981, 1447; 1983, 1521; 1987, 2316; 1991, 1763; 1997, 2982)

LINCOLN COUNTY PILOT LAND DEVELOPMENT AND DISPOSAL LAW

NRS 321.540 Short title. NRS 321.540 to 321.590, inclusive, may be cited as the Lincoln County Pilot Land Development and Disposal Law.

(Added to NRS by 1959, 623)

REVISER'S NOTE.

Ch. 407, Stats. 1959, the source of NRS 321.540-321.590, contains a preamble not included in NRS, which reads as follows:

"WHEREAS, Lincoln County has been determined to be a depressed rural area and is receiving assistance from the federal rural development program; and

WHEREAS, Surveys of potentially irrigable lands by soil conservation service technicians in progress in a number of valleys in Lincoln County indicate that many areas of good soil suitable for reclamation are available provided water for irrigation could be developed; and

WHEREAS, There is need for plans and procedures for the transfer of public domain land to private ownership which would substitute for the present inadequate desert land laws under situations such as exist in Lincoln County; and

WHEREAS, The situation in Lincoln County would provide a favorable setting for a pilot desert land acquisition and disposal program; and

WHEREAS, The critical situation which exists in Lincoln County demands that prompt and effective action be taken;"

NRS 321.550 "Department" defined. As used in NRS 321.540 to 321.590, inclusive, unless the context otherwise requires, "Department" means the State Department of Conservation and Natural Resources.

(Added to NRS by 1959, 623)

NRS 321.560 Acquisition of lands by State Department of Conservation and Natural Resources authorized. The Department may, on behalf of the State of Nevada, purchase or otherwise acquire from the Federal Government all or any portion of any available land in Lincoln County, Nevada, at intervals during any period when such purchase may be made as provided by the Congress of the United States, including any extension of time granted by the Secretary of the Interior, or otherwise.

(Added to NRS by 1959, 623)

NRS 321.570 Powers of State Department of Conservation and Natural Resources concerning development of Lincoln County lands; sale of lands. The Department may, with the advice of the Board of County Commissioners of Lincoln County, undertake such engineering and planning studies and such other action as may be necessary for the development of the lands in Lincoln County, and shall sell

~~registrar of the amount and receipt of the money or other consideration as soon as practicable unless the money or consideration is given to the state treasurer. In that case the state treasurer shall notify the state land registrar of the amounts deposited and credited to the state general fund. This subsection does not apply to transactions between private persons.~~

~~[Div. of St. Lands, Pub. Lands Mgt. Reg. Art. 3, eff. 11-6-79]~~

~~**NAC 321.070 Clarification of or relief from regulations; response by state land registrar.** Any person desiring clarification of the provisions of this chapter or relief from the strict application thereof or otherwise dealing with the division of state lands with regard to regulations may submit a written request for the desired assistance or action to the state land registrar. The state land registrar will respond within 30 days.~~

~~[Div. of St. Lands, Pub. Lands Mgt. Reg. Art. 4, eff. 11-6-79]~~

DEVELOPMENT IN FORT MOHAVE VALLEY

NAC 321.100 Definitions. (NRS 538.201) As used in NAC 321.100 to 321.230, inclusive, unless the context otherwise requires, the words and terms defined in NAC 321.120 to 321.160, inclusive, have the meanings ascribed to them in those sections.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86; A by R219-99, 5-16-2000)

NAC 321.120 "Board" defined. "Board" means the board of county commissioners of Clark County.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86)

NAC 321.130 "Commission" defined. "Commission" means the Colorado River commission of Nevada.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86)

NAC 321.140 "Executive director" defined. "Executive director" means the executive director of the commission.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86)

NAC 321.160 "Fort Mohave Valley" defined. "Fort Mohave Valley" means that land described in NRS 321.500 and 321.534.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86)

NAC 321.170 Development and disposal of lands; reservation of lands for recreational facilities. (NRS 321.510, 538.201) The commission will, subject to the requirements of NRS 321.510 and 321.536:

1. Provide for the development and disposal of lands within Fort Mohave Valley in such increments as are needed to further orderly planning and development in the valley.
2. Consider the reservation of lands within Fort Mohave Valley for parks, beaches, playgrounds and any other public recreational facility as recommended by interested governmental agencies.
3. Dispose of lands within Fort Mohave Valley, except reserved lands, through sale or other methods of disposal to qualified developers and, if appropriate, public agencies.
4. Provide for the development and disposal of lands within Fort Mohave Valley pursuant to the provisions of NAC 321.100 to 321.230, inclusive.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86; A 2-18-88; R219-99, 5-16-2000)

NAC 321.180 Executive director to report certain proposals for development; availability of plan. (NRS 321.510, 538.201)

1. The executive director shall report to the commission any written proposal for development in Fort Mohave Valley which is consistent with:

- (a) The current plan of development approved by the Secretary of the Interior;
- (b) A master plan adopted pursuant to chapter 278 of NRS by the governing body whose territory contains the land described for development or disposal, or the proposed development or disposal constitutes an acceptable revision to the master plan; and
- (c) The plans and projects of any special district whose territory contains the land described for development or disposal.

2. A copy of the plan of development described in paragraph (a) of subsection 1 may be:

- (a) Obtained from the commission upon written request to:

Executive Director
Colorado River Commission of Nevada
555 East Washington Avenue, Suite 3100
Las Vegas, Nevada 89101-1048

(b) Inspected or obtained at the commission's office during business hours at 555 East Washington Avenue, Suite 3100, Las Vegas, Nevada.

The executive director shall charge a fee to cover the cost of reproduction of the plan.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86; A 2-18-88; R219-99, 5-16-2000)

NAC 321.190 Approval of development; solicitation for proposals for development (NRS 321.510, 538.201)

1. The commission will not approve any development in or disposal of Fort Mohave Valley

- (a) Until it has consulted with the board and the Laughlin town advisory board.

(b) Unless the person proposing the development or disposal first obtains the concurrence of the governing body whose territory contains the land described for development or disposal that the proposed development or disposal is consistent with the plans and projects described in subsection 1 of NAC 321.180.

2. When the commission decides that it is appropriate to provide for a particular type of development in a specific portion of Fort Mohave Valley, it will, by resolution, order the executive director to solicit proposals for the development. The materials for the solicitation must contain:

- (a) A description of the type of development;
 - (b) A description of the specific area to be developed;
 - (c) Citations to applicable law and regulations;
 - (d) An application form; and
 - (e) Any other information the commission or the executive director considers appropriate.
- (Added to NAC by Colorado River Comm'n, eff. 7-28-86; A 2-18-88; R219-99, 5-16-2000)

NAC 321.200 Publication and distribution of notice soliciting proposals for development. (NRS 321.510, 538.201) The executive director shall:

1. Publish a notice soliciting proposals as directed by the commission in its resolution; and

2. Send the notice directly to any person who has submitted a proposal to the commission for a similar type of development within 1 year before the date of the resolution.

(Added to NAC by Colorado River Comm'n, eff. 7-28-86; A by R219-99, 5-16-2000)

NAC 321.210 Information required on application for proposals for development
The application for proposals must request the following information:

1. A statement describing the organization of the person submitting the proposal and identifying any principals or officers of the organization.

2. A statement describing the financial condition, sources of financing and projections of cash flow of the person submitting the proposal.
 3. Financial statements of any officers, principals and major stockholders of the person submitting the proposal.
 4. A statement describing the experience of those persons responsible for developing the project.
 5. A summary of the experience of the person submitting the proposal in developing and managing similar projects.
 6. The proposed plan for development.
 7. A map of the area showing the proposed development.
 8. The amount offered for the land to be developed.
 9. Any other information the commission specifies in the resolution or the executive director considers appropriate to provide a clear understanding of the proposal, verification of the information contained in the proposal and application and evidence of the feasibility of the proposal and financial capability and integrity of the person submitting the proposal.
- (Added to NAC by Colorado River Comm'n, eff. 7-28-86)

NAC 321.220 Proposals for development which will not be considered; submission of additional information. (NRS 321.510, 538.201)

1. The commission will not consider any proposal for development in Fort Mohave Valley unless it is submitted in response to a solicitation for proposals.
 2. The commission will not consider a proposal if it does not contain the information required on the application. The proposal may contain any other information the person submitting the proposal wishes to provide.
- (Added to NAC by Colorado River Comm'n, eff. 7-28-86; A by R219-99, 5-16-2000)

NAC 321.230 Procedure for consideration of proposals for development; action by commission. (NRS 321.510, 538.201)

1. The executive director shall forward a copy of each properly submitted proposal within 10 days after receiving it to the board and the Laughlin town advisory board.
 2. The executive director may arrange for an oral presentation by each person submitting a proposal before the entity to which a proposal was forwarded.
 3. Within 15 days after a proposal is forwarded, the executive director shall submit a copy of the proposal to each commissioner and, as directed by the chairman of the commission, arrange for an oral presentation before the commission by the person submitting the proposal.
 4. The commission will do one of the following:
 - (a) Reject the proposal.
 - (b) Select a proposal for further consideration.
 - (c) Accept a proposal pursuant to any terms and conditions the commission considers appropriate.
- (Added to NAC by Colorado River Comm'n, eff. 7-28-86; A by R219-99, 5-16-2000)

PROTECTION OF LAKE TAHOE BASIN

NAC 321.300 Definitions. (§2 of ch. 361, Stats. 1995, as amended by §4 of ch. 25, Stats. 2001; §3 of ch. 514, Stats. 1999, as amended by §5 of ch. 25, Stats. 2001) As used in NAC 321.300 to 321.365, inclusive, unless the context otherwise requires, the words and terms defined in NAC 321.305 to 321.333, inclusive, have the meanings ascribed to them in those sections.
 (Added to NAC by St. Land Registrar by R222-97, eff. 3-5-98; A by R004-02, 3-19-2002)

PUBLICATION PLAN

NAC 321.200(1)

<u>MEDIA</u>	<u>DURATION</u>
I. PRINT	
A. <u>Nevada Newspapers</u> 1. Las Vegas Review-Journal; Las Vegas Sun 2. Laughlin Times 3. Reno Evening-Gazette	Twice a week for 3 weeks
B. <u>Out-of-State Newspapers</u> 1. Wall Street Journal 2. Arizona Republic 3. Mohave Valley Daily News	Once a week (Sunday) for 3 weeks
C. <u>Trade Journals and Magazines</u> 1. Business Journal of Phoenix 2. Arizona Business Gazette 3. BizAZ Magazine 4. Professional Builder	One issue
II. ELECTRONIC	
A. CRC website (http://crc.nv.gov/)	Continuous until close of solicitation
B. Online magazines for the CA, NV and AZ residential building industry, e.g. BD Mag.com.	Continuous until close of solicitation
C. E-mail solicitation notice and package to selected developers and builders of resort and single- and multi-family communities:	Once a week for 3 weeks
<u>Nevada:</u> Riverside Developments, LLC Regional Government Center, Laughlin, Nevada Clark County Government Center, Las Vegas Southern Nevada Homebuilders Assn (www.snhba.com) Associated General Contractors of Southern Nevada Nevada Contractors Assn (www.nevadacontractors.org) Nevada Subcontractors Assn Del Webb Howard Hughes Corp.	

Resort Developers (Henderson)
Land Developing & Housing Inc. (Las Vegas)
(specific homebuilders in southern Nevada?)
All major casino operators in Laughlin
Nevada Resort Association

Arizona:

Home Builders Assn of Central AZ (PHX) (www.hbaca.org)

California:

Southern California Builders Assn (www.socalbuilders.org)
Builders Assn of Southern CA (LA area) (www.biasc.org)
Builders Assn of So. CA (Palm Desert)
Builders Assn of San Diego (www.biasandiego.org)

Utah:

Southern Utah Home Builders Assn (St. George) (www.suhba.com)

National:

American Resort Developers Assn
Associated General Contractors of America (www.agc.org)